

From: [Jiri Vasat](#)
To: [Jiri Vasat](#); [Robert Maul](#); [Community Development Email](#)
Subject: Comments for SEPA 18-06 Grass Valley Master Plan, Awbrey Glenn Residents
Date: Tuesday, May 22, 2018 9:40:14 AM

Hi,

Our name is Jiri & Irma Vasat, we are Awbrey Glen residents, address 19616 SE 25th Str, Camas, WA

Comments for SEPA report SEPA 18-06 Grass Valley Master Plan

1) page 7, Surface water. Error in SEPA - creek flows the North to the LaCamas lake, not Columbia

- Creek is flows to LaCamas lake and is migratory path for cut trout (on list of endangered species). Proposed regional trail located next to the wetland and pond will bring pedestrians close to the water and will result in pollution and garbage in the pond and creek

2) page 9 and 10, List of threatened or endangered species

- pond has resident blue heron. Pair of red tailed hawks also live on property. Hawks have nest in grove of Douglas fir trees. Both are on list of endangered species.

Proposed regional trail located next to the wetland will disrupt birds and blue heron at wetland and on the pond. There should be no trail next to pond and wetland.

- site is used by flyway by geese, ducks and other migratory waterfowl. Green buffer of 150 ft at south side of development is needed to preserve this migratory resting place

3) page 12, Land and Shoreline use, will proposal affect current land uses on adjacent properties?

- South side has single family ranch style houses with living rooms and bedrooms on ground level. New development will negatively influence safety and quality of living in existing homes. Green buffer of 150 ft at south side of development with 8 ft solid fence and densely planted mature trees are required to mitigate this issue

- Proposed regional trail will negatively influence safety and security of residents in AG. Trail has to be removed from proposal

4) page 14, Views in the immediate vicinity, light and glare

- adjoining properties will have restricted views unless multi-apartment buildings are only two story high. Parking lots on south side of AG are located 15 ft from fence. They need to be moved 150 ft north to create green buffer. Light, glare and noise pollution will lower quality of living in adjoining properties

Regards,

Jiri Vasat

